Davidson County DEEDQC
Recvd: 07/22/15 15:38 3 pgs
Fees:17.00 Taxes:0.00
20150722-0072037

This Instrument Prepared By & Return To:
Foundation Title and Escrow Series, LLC
381 Mallory Station Rd., Ste. 202
Franklin, TN 37067

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jason Watts & Amanda Muller	Acopia LLC	07008002701
829 Youngs Lane	306 Northcreek Blvd., Ste.100	
Nashville TN, 37207	Goodlettsville, TN 37072	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Lowell L. Benson Jr. heir at law of Lowell L. Benson Sr.** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Jason Watts, unmarried and Amanda Muller, unmarried** GRANTEE, all right, title and interest in the said property listed below:

Being part of Lot No. 30 on the Map of Part of the Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, described according to a survey made by John M. Sullivan, Civil Engineer, July 14, 1961, as follows;
Beginning at a point at the northwest corner of the property conveyed to Lowell L. Benson and wife, by deed from T. T. Frazier and wife, of record in Book 3255, page 455, said Register's Office; thence north 20 degrees 14' east 276.4 feet; thence south 70 degrees 52 east 87 feet; thence south 21 degrees 11' west 242 feet to said Benson's northeast corner; thence with said Benson's northern boundary line south 85 degrees 41' west 88.3 feet to the beginning.

Being the same property to Lowell L. Benson and wife Bernice Benson by Warranty Deed from T.T. Frazier and wife Clestine E. Frazier recorded June 21, 1962 in Book 3401, page 322, Register's Office for Davidson County, Tennessee. The said Bernice Benson having since died the property is vested in Lowell L. Benson as the surviving tenant by the entirety. Lowell L. Benson have since died on or about October 2014.

This is un- improved property located at ***829 Young's Lane., Nashville, TN 37207***

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 24 day of April, 20 15.

Lowell L. Benson Jr.

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lowell L. Benson Jr.** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of April, 20 15.

NOTARY PUBLIC

My Commission Expires: 2-6-17

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00. This deed being recorded to correct the legal description in Warranty Deed recorded in Instrument No. 20140530-0046570, Register's Office Davidson County, Tennessee

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIANT

Subscribed and sworn to before me, this 24 day of April, 20 15.

NOTARY PUBLIC

My Commission Expires: 2-6-17

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith